August 25, 2009

Public Hearing-
Replat & Revised Site Plan: Legacy West Addition, Block A, Lot 2R, (SPRP09-0004)
Owner(s):   Liberty Bank of Arkansas

DESCRIPTION:

A bank building on one lot on 2.0± acres on the west side of Legacy Drive, 330± feet south of Lebanon Road.   Zoned Planned Development-33-Business Center. Neighborhood #32. RC

REMARKS:

Revised Site Plan

Purpose of Revision:	To provide access to Lot 3B by way of converting an existing drive aisle south of the bank building to a fire lane, access, and utility easement.
Access:	Access is provided from Legacy Drive.
Cross access:	Cross access is provided to adjacent developments to the north and west.
Parking:	Parking is adequate. Four parking spaces at the southwest corner of the site will be removed to allow cross access by a 24 foot fire lane, access, and utility easement to serve adjacent Lot 3B. A shared parking easement with Lot 3B will allow for nine additional spaces to be used by Lot 2R.
Screening:	An existing six foot high masonry fence is located along the south property line for screening purposes adjacent to single family residential.
Tree Preservation:	There are no protected trees on this site.
Landscape Plan:	A landscape plan was reviewed and approved with the original site plan.
Facade Plan:	A facade plan was reviewed and approved with the original site plan.
Additional Information:	This revised site plan conforms to the previous plan approved by the Planning & Zoning Commission on January 27, 2004. Subsequently, all building improvements are completed and the building currently exists on the site.

<u>Replat</u>

The purpose of the replat is to add a 24 foot fire lane, access, and utility easement to provide access for adjacent Lot 3B and to dedicate a shared parking easement.

RECOMMENDATION:

Recommend for approval subject to:

<u>Revised Site Plan</u>
As submitted.

<u>Replat</u>
Additions and/or alterations to the engineering plans as required by Engineering Services.